

METROPOLITAN WASHINGTON'S

newest, prestige
Research Park
&
Science Center



THE WASHINGTON SCIENCE CENTER

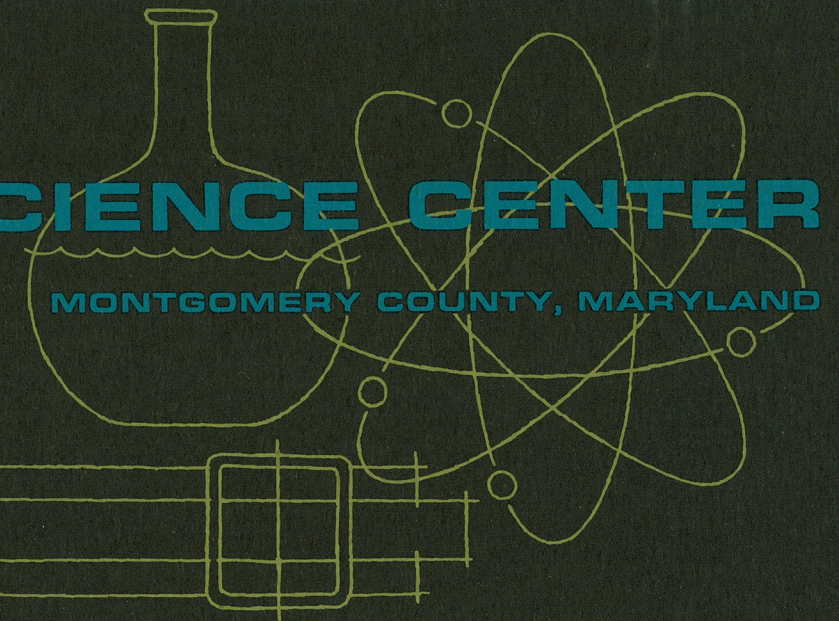
MONTGOMERY COUNTY, MARYLAND

Leasing & Management

Weaver Bros., Inc.

REALTORS • MORTGAGE BANKERS

William Stanley



*Designed with
and Res*

Builders: Wagman Construction Corp.

Architects: Cohen, Haft, A.I.A. and Associates

Designed with the vision and foreknowledge of the growth of the Science
and Research Industries in the metropolitan area of Washington, D.C.

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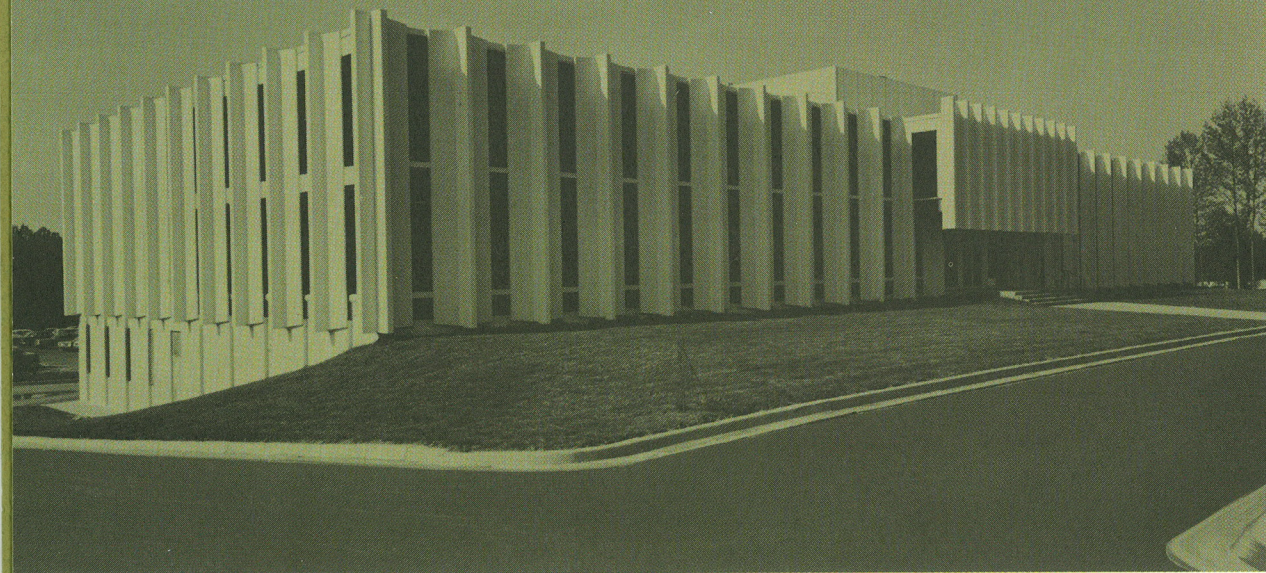
Architects rendering of first major complex to be completed and occupied. Main building of approximately 100,000 rentable square feet and building to the left of 40,000 rentable square feet occupied by United States Department of Commerce, U.S. Coast and Geodetic Survey. Two story structure at right occupied by Wagman Construction Company and Temporary Cafeteria. A fourth building of approximately 21,500 rentable square feet will be occupied by the S & W Cafeterias.



Architects rendering of first major complex to be completed and occupied. Main building of approximately 100,000 rentable square feet and building to the left of 40,000 rentable square feet occupied by United States Department of Commerce, U.S. Coast

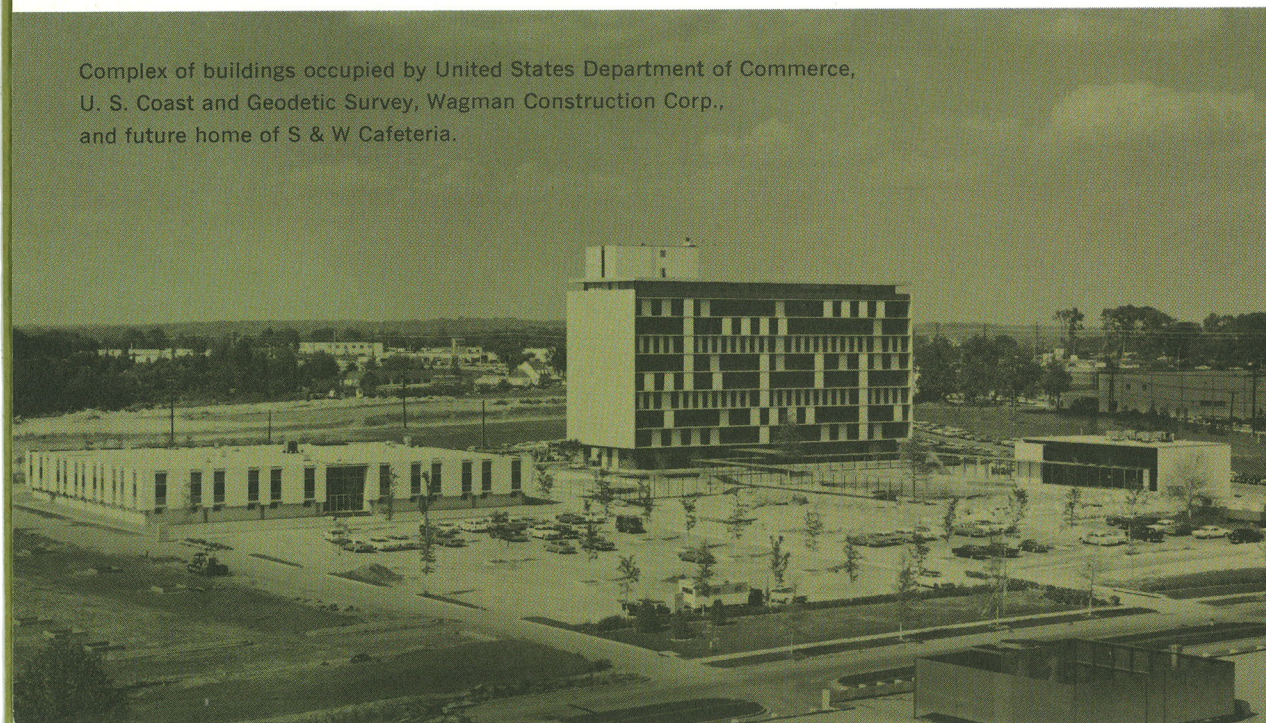
and Geodetic Survey. Two story structure at right occupied by Wagman Construction Company and Temporary Cafeteria. A fourth building of approximately 21,500 rentable square feet will be occupied by the S & W Cafeterias.

New Home of Communication Electronics, Inc.



■ WASHINGTON SCIENCE CENTER OFFERS TOMORROW'S FACILITIES TODAY ■

Complex of buildings occupied by United States Department of Commerce,
U. S. Coast and Geodetic Survey, Wagman Construction Corp.,
and future home of S & W Cafeteria.



The Washington Science Center is an actuality, not a dream. This site of more than 86 acres already contains four major office buildings, three of which are completely occupied. This unusual Science Center was planned to be the prestige home for forward looking research firms, professional firms and companies dealing with light manufacturing. The entire design was conceived so as to be compatible with the fine surrounding neighborhood of an upper class residential area.

The zoning of I-3 by the officials of Montgomery County, Maryland, shows a consciousness of maintaining large open park-like areas — a protection against the encroachment of certain industries of high noise level, smoke, dust, fumes and their resulting air pollution.

This rigid zoning standard offers all tenants further protection by requiring that the original site contain a minimum of 50 acres and that each building be located on a site of at least two

acres with set backs, and abundant parking

The purpose of this Zone is to provide a park-like development of industry, the performance of an industry type of industry. In order to develop, the various described must be met. It has been established so as to provide an operating environment, protection of industry from the operation and expansion to protect industries with adverse effect of other industries and at the same time to protect the impact of industries on industrial land uses; to protect the health of residents or workers in the vicinity; to protect the health of adjacent properties or the comfort and welfare of the inhabitants of the district.

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SCIENCE CENTER OFFERS V'S FACILITIES TODAY ■

The zoning of I-3 by the officials of Montgomery County, Maryland, shows a consciousness of maintaining large open park-like areas — a protection against the encroachment of certain industries of high noise level, smoke, dust, fumes and their resulting air pollution.

This rigid zoning standard offers all tenants further protection by requiring that the original site contain a minimum of 50 acres and that each building be located on a site of at least two

acres with set backs, controlled access roads and abundant parking facilities.

The purpose of this Industrial Park (I-3) Zone is to provide a protective zone for a park-like development of industry that is based on the performance of an industry as well as on the type of industry. In order to secure this type of development, the various regulations herein described must be met. These regulations have been established so as to provide a healthful operating environment for industry, for the protection of industry from the encroachment of commercial and residential uses adverse to the operation and expansion of such industry, to protect industries within the park from the adverse effect of other incompatible industries, and at the same time to reduce to a minimum the impact of industries on surrounding non-industrial land uses; to lessen traffic congestion; to protect the health and safety of the residents or workers in the area; to prevent detrimental effects to the use or development of adjacent properties or the general neighborhood; and to promote the health, safety, morals, comfort and welfare of the present and future inhabitants of the district.



Excerpts from I-3 Zoning Regulations of Montgomery County Zoning Code ■ ■ ■

1. Provides a park like setting for research, experiment, test labs and associated office facilities.
2. Assures the utmost protection and efficiency for both production and employee welfare through:
 - a. strict control and-or elimination of noise, smoke, dust, odor, fire and explosion, also heat, glare and radiation.
 - b. building sites a minimum of 100 feet distance between structures connected by wide paved walks and shade trees.
 - c. ample parking for visitors plus space for commercial vehicles loading and parking.
3. Employee parking is as follows:

The parking for office space — one (1) parking place provided for each 500 square feet of floor space leased.

For laboratory facilities — one (1) parking place provided for each two (2) employees when shift work is involved.

Otherwise, one (1) parking place for each 1½ employees.
4. Protection against unsightly storage.
5. All buildings must have a frontage of 150 feet on a paved street which provides smooth traffic patterns.
6. Heliport zoning allowed under special exceptions.

THIS ENTIRE BUILDING
OF 100,000 SQUARE FEET
FOR LEASE IN WHOLE OR
IN PART

- Approximately 10,000 square feet per floor
- All services and utilities included in monthly rental
- All areas air conditioned
- Movable partitions for functional and economical use of space for management, administrative, engineering or laboratory personnel
- Partitioning to suit reasonable needs of tenant
- On site free parking for over 600 cars
- Beautifully landscaped mall with paved walkways and fountains
- Decorator and design service available to all tenants at no additional charge.



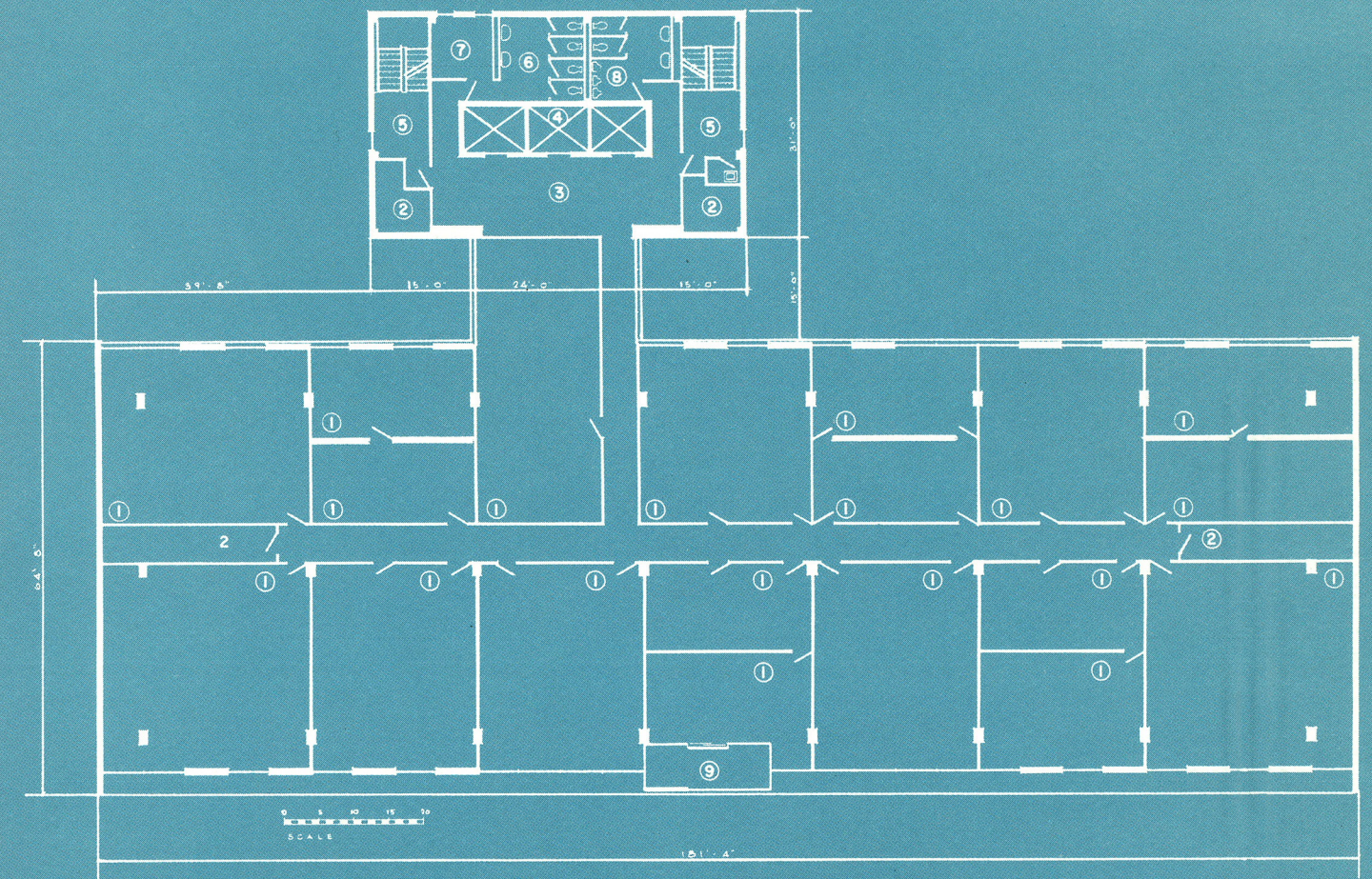
*In Addition To This Building Other Sites Are Available
For Custom Designed Office Space Or Laboratories*

ISOMETRIC SITE PLAN
WASHINGTON SCIENCE CENTER



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ISOMETRIC SITE PLAN WASHINGTON SCIENCE CENTER



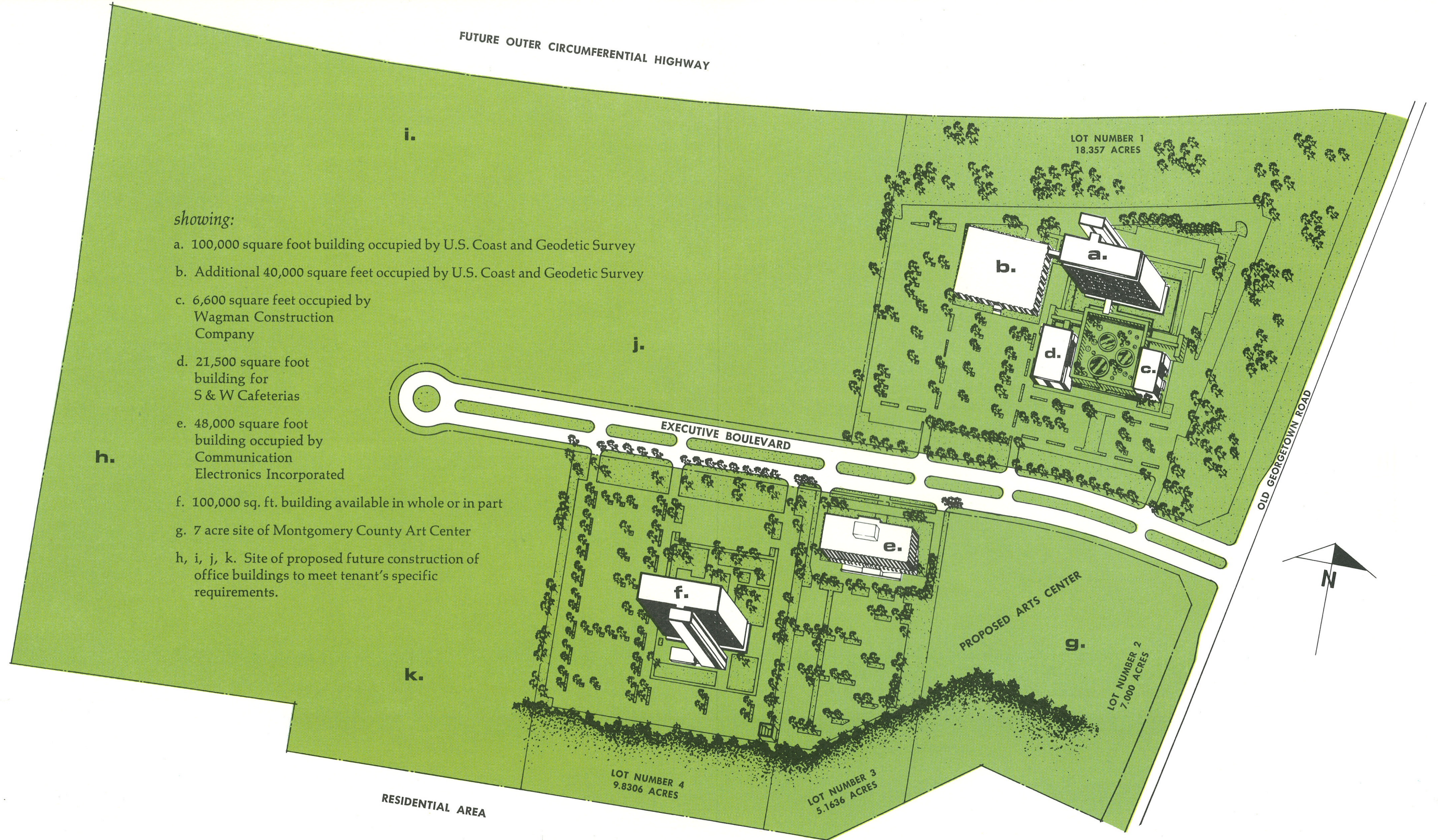
FLOOR PLAN showing opportunities
for partitioning

- 1. OFFICE
- 2. MECHANICAL EQUIPMENT
- 3. LOBBY
- 4. ELEVATORS
- 5. STAIRS
- 6. WOMEN'S RESTROOM
- 7. WOMEN'S LOUNGE
- 8. MEN'S RESTROOM
- 9. BALCONY

FUTURE OUTER CIRCUMFERENTIAL HIGHWAY

showing:

- a. 100,000 square foot building occupied by U.S. Coast and Geodetic Survey
- b. Additional 40,000 square feet occupied by U.S. Coast and Geodetic Survey
- c. 6,600 square feet occupied by Wagman Construction Company
- d. 21,500 square foot building for S & W Cafeterias
- e. 48,000 square foot building occupied by Communication Electronics Incorporated
- f. 100,000 sq. ft. building available in whole or in part
- g. 7 acre site of Montgomery County Art Center
- h, i, j, k. Site of proposed future construction of office buildings to meet tenant's specific requirements.





1. Armed Forces Institute of Pathology
2. Atomic Energy Commission
3. David Taylor Model Basin
4. Department of Defense Electromagnetic Compatibility Analysis Center
5. Diamond Ordnance Fuze Laboratories
6. Geological Survey, Department of Interior
7. Library of Congress
8. NASA Goddard Space Flight Center

9. National Bureau of Standards
10. National Institutes of Health
11. National Science Foundation
12. Naval Medical Research Institute
13. Naval Observatory
14. Naval Ordnance Laboratory
15. Naval Research Laboratory
16. Patent Office
17. Pentagon

18. Smithsonian Institution
19. U.S. Army Aberdeen Proving Ground
20. U.S. Army Biological Laboratories
21. U.S. Army Chemical Center
22. U.S. Bureau of Mines
23. U.S. Department of Agriculture
24. U.S. Weather Bureau
25. Walter Reed Army Institute of Research



MARYLAND

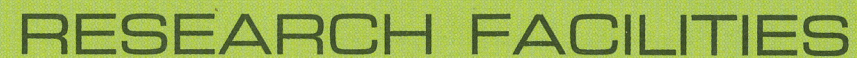
1. Baltimore College of Commerce
2. Bowie State Teachers College
3. College of Notre Dame of Maryland
4. Columbia Union College
5. Coppin State Teachers College
6. Frostburg State Teachers College
7. Goucher College
8. Hood College
9. Johns Hopkins University
10. Loyola College
11. Maryland Institute, College of Art
12. Morgan State College
13. Mount Saint Agnes College

14. Mount Saint Mary's College
15. Ner Israel Rabbinical College
16. Peabody Institute
17. Salisbury State Teachers College
18. St. John's College
19. St. Joseph College
20. St. Mary's Seminary and University
21. Towson State Teachers College
22. United States Naval Academy
23. University of Baltimore
24. University of Maryland
25. Washington College
26. Western Maryland College
27. Woodstock College

DISTRICT OF COLUMBIA

(All in D.C. area)

28. The American University
29. Catholic University of America
30. D.C. Teachers College
31. Dunbarton College of Holy Cross
32. Gallaudet College
33. George Washington University
34. Georgetown University
35. Howard University
36. Oblate College
37. St. Joseph's Seminary of Washington, D.C.
38. Trinity College
39. Wesley Theological Seminary

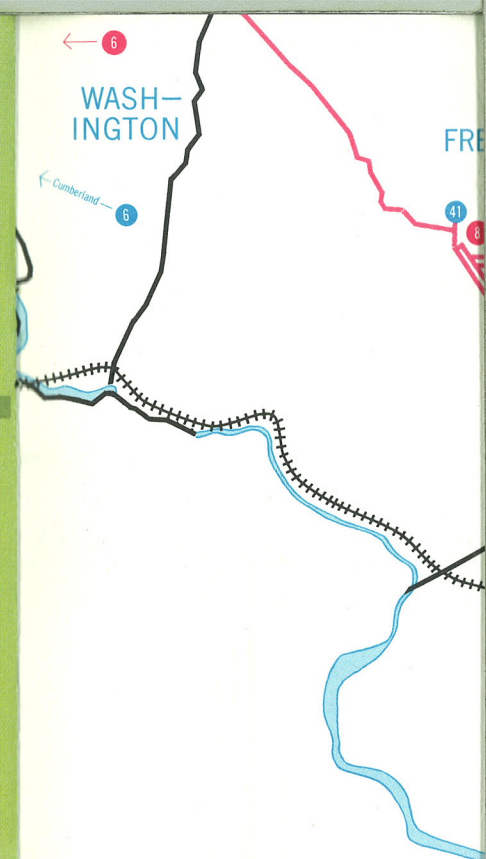


1. ACF Industries Inc.
2. Advanced Communications Engineering
3. Aerojet—General Corp.
4. Aerona Manufacturing Corp.
5. Aircraft Armaments, Inc.
6. Allegany Ballistics Lab.
7. Allis-Chalmers Manufacturing Co.
8. American Institute for Research
9. American Instrument Company, Inc.
10. American Oil Co.
11. American Research and Mfg., Corp.
12. Andromeda, Inc.
13. ARINC Research Corp.
14. Armco Steel Corp.
15. Armour Research Foundation
16. Baltimore Gas & Electric Co.
17. Baltimore & Ohio Railroad Co.
18. Bell Telephone Laboratories, Inc.
19. Bendix Corp.
20. Black & Decker Manufacturing Co.
21. Bowen & Co., Inc.
22. Catalyst Research Corp.
23. Chesapeake Instrument Corp.

24. Crippen Laboratories, Inc.
25. R. E. Darling Company, Inc.
26. Defense Electronics, Inc.
27. Developmental Engineering Corp.
28. Dixon Valve and Coupling Co.
29. Documentation, Inc.
30. E. I. DuPont De Nemours & Co.
31. Dynallectron Corp.
32. Eastern Stainless Steel Corp.
33. Electronic Teaching Laboratories, Inc.
34. Emerson Radio & Phonograph Co.
35. Entron, Inc.
36. The Farboil Co.
37. Fisher Scientific Co.
38. Flight Refueling, Inc.
39. Flow Measurements Corp.
40. Food Machinery & Chemical Corp.
41. Frederick Electronics Corp.
42. Frederick Research Corp.
43. Fuld Brothers, Inc.
44. Gardner Laboratory, Inc.
45. General Electric Co.
46. General Electronics Laboratories, Inc.

47. General Engineering, Inc.
48. Gichner Mobile Systems
49. Gillette Co.
50. Glidden Co.
51. W. R. Grace & Co.
52. The Hoover Co.
53. B. H. Hubbert & Son, Inc.
54. Hydronautics, Inc.
55. IBM Corp.
56. Institute for Defense Analyses
57. The Instruments Corp.
58. International Electronics Manufacturing Co.
59. The Johns Hopkins University
Applied Physics Laboratory
60. Keller, Loewer & Associates
61. Koppers Co., Inc.
62. Lamotte Chemical Products Co.
63. Ling—Temco Electronics & Missiles Co.
64. Litton Systems, Inc.
65. Martin Marietta Corp.
66. McCormick and Co., Inc.
67. Microbiological Associates, Inc.
68. Miller Metal Products, Inc.

69. The Murray Research Co.
70. National Scientific Laboratories, Inc.
71. Northrop Corp.
72. Pam Associates, Inc.
73. Pemco Corp.
74. Penniman and Browne, Inc.
75. PneumoDynamics Corp.
76. RCA
77. Reed Research, Inc.
78. Rixon Electronic, Inc.
79. SKF Industries, Inc.
80. Technical Operations, Inc.
81. Thiokol Chemical Corp.
82. John I. Thompson & Co.
83. U.S. Industries, Inc.
84. Vitro Corp. of America
85. Washington Aluminum Co., Inc.
86. Washington Engineering Services Co.,
87. Washington Technological Associates
88. Weinschel Engineering Co., Inc.
89. Welx Electronics Corp.
90. Westinghouse Electric Corp.
91. H. P. White Laboratory



ALLATIONS

al Bureau of Standards
al Institutes of Health
al Science Foundation
Medical Research Institute
Observatory
Ordnance Laboratory
Research Laboratory
Office
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AL INSTITUTIONS

t Saint Mary's College
rael Rabbinical College
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n State Teachers College
l States Naval Academy
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n Maryland College
stock College

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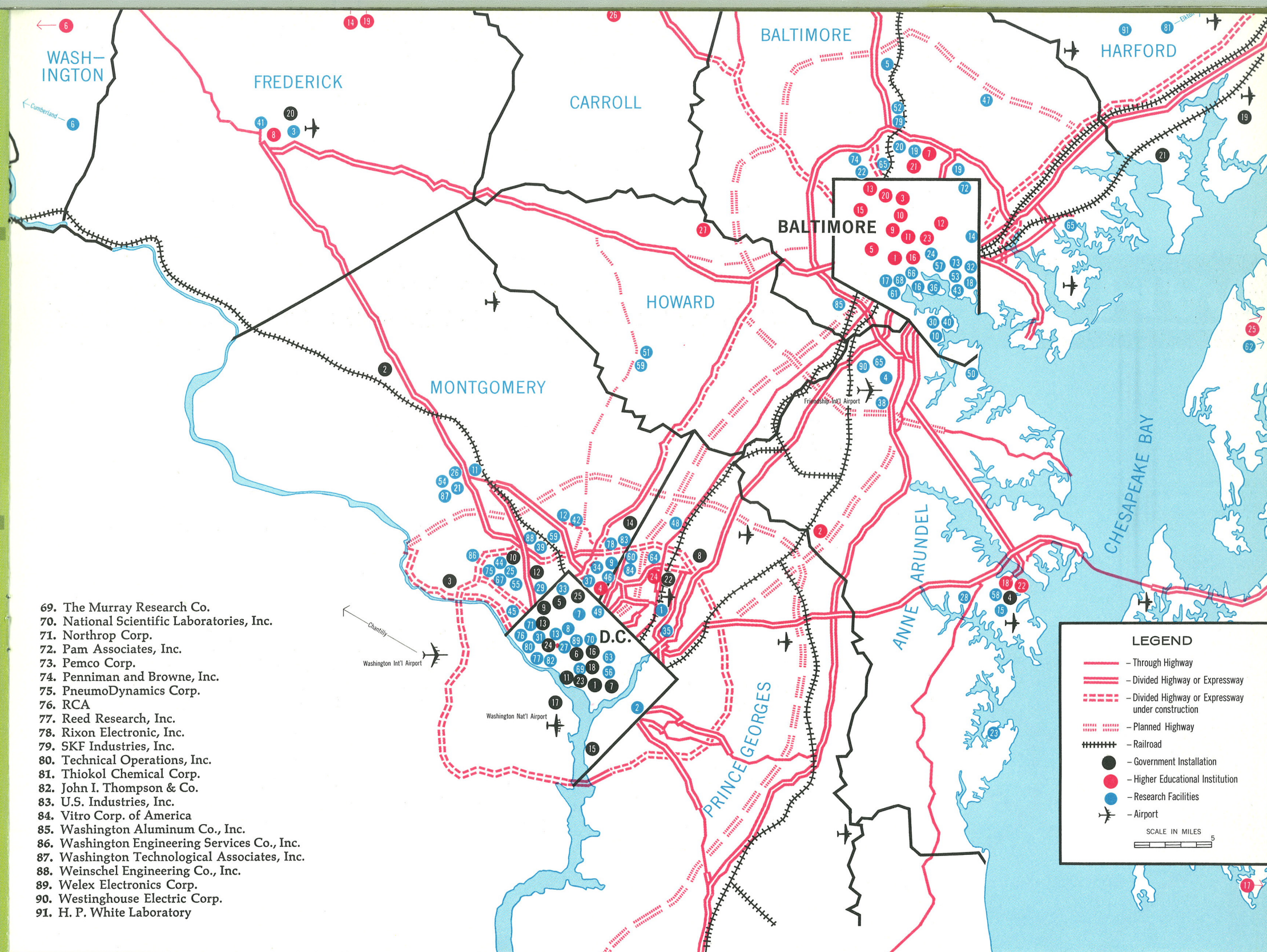
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Refueling, Inc.
Measurements Corp.
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83. U.S. Industries, Inc.
84. Vitro Corp. of America
85. Washington Aluminum Co., Inc.
86. Washington Engineering Services Co., Inc.
87. Washington Technological Associates, Inc.
88. Weinschel Engineering Co., Inc.
89. Welex Electronics Corp.
90. Westinghouse Electric Corp.
91. H. P. White Laboratory



LABOR MARKET

Montgomery County, Maryland, is one of the fastest growing communities in the United States. Its population growth rate has increased more than 110% from 1950-60. The median income per capita is one of the highest, if not the highest, in our country with an average of \$9,340.00 per annum. Skilled workers and skilled scientists are attracted to this area and are available for any conceivable demand in modern industry or science.

WHY

YOU SHOULD LOCATE YOUR BUSINESS OR RESEARCH PLANT IN **THE WASHINGTON SCIENCE CENTER**

EDUCATION

The high concentration of colleges and universities offering graduate study and engaging in research adds exceptional strength to the research and development function of industry located in Suburban Maryland.

A GROWTH COMMUNITY

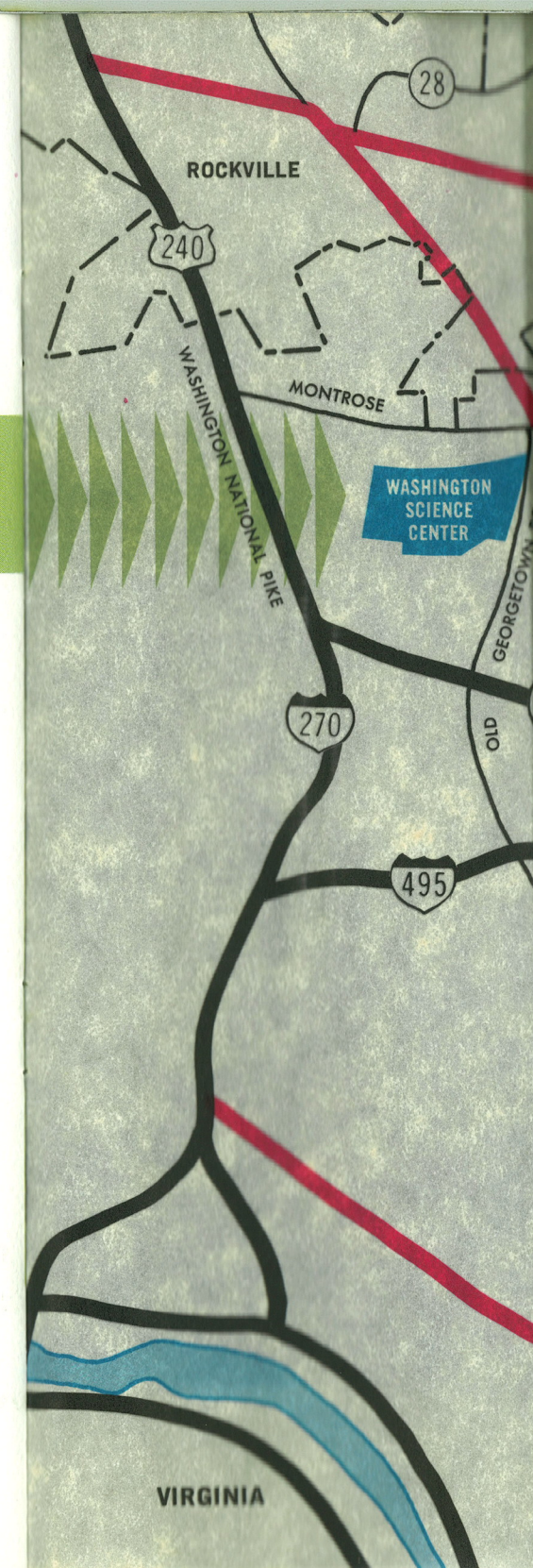
The combined metropolitan areas of Washington, D.C., and Baltimore, Maryland, comprise the 6th largest consumer market in the United States with the 1960 population figure of almost four million people.

TRANSPORTATION

An extensive network of air, rail and road facilities brings the nation's and the world's market within easy reach of this new WASHINGTON SCIENCE CENTER. In addition to the major airports of Dulles, National and Friendship, you are just 9 miles or approximately 12 minutes from the Montgomery County Air Park. Within three miles you are on the new Capital Beltway — a high-speed super highway completely circling Washington, D.C., with 38 exits leading to major cities of the Middle-Atlantic and North Eastern area.

HOUSING

High rise garden apartments as well as attractive housing developments are available in the immediate area — a suburb of Washington, D.C. that boasts one of the highest incomes per capita in the nation and will satisfy the demand for both luxury and middle income housing.



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YOUR BUSINESS OR RESEARCH WASHINGTON SCIENCE CENTER

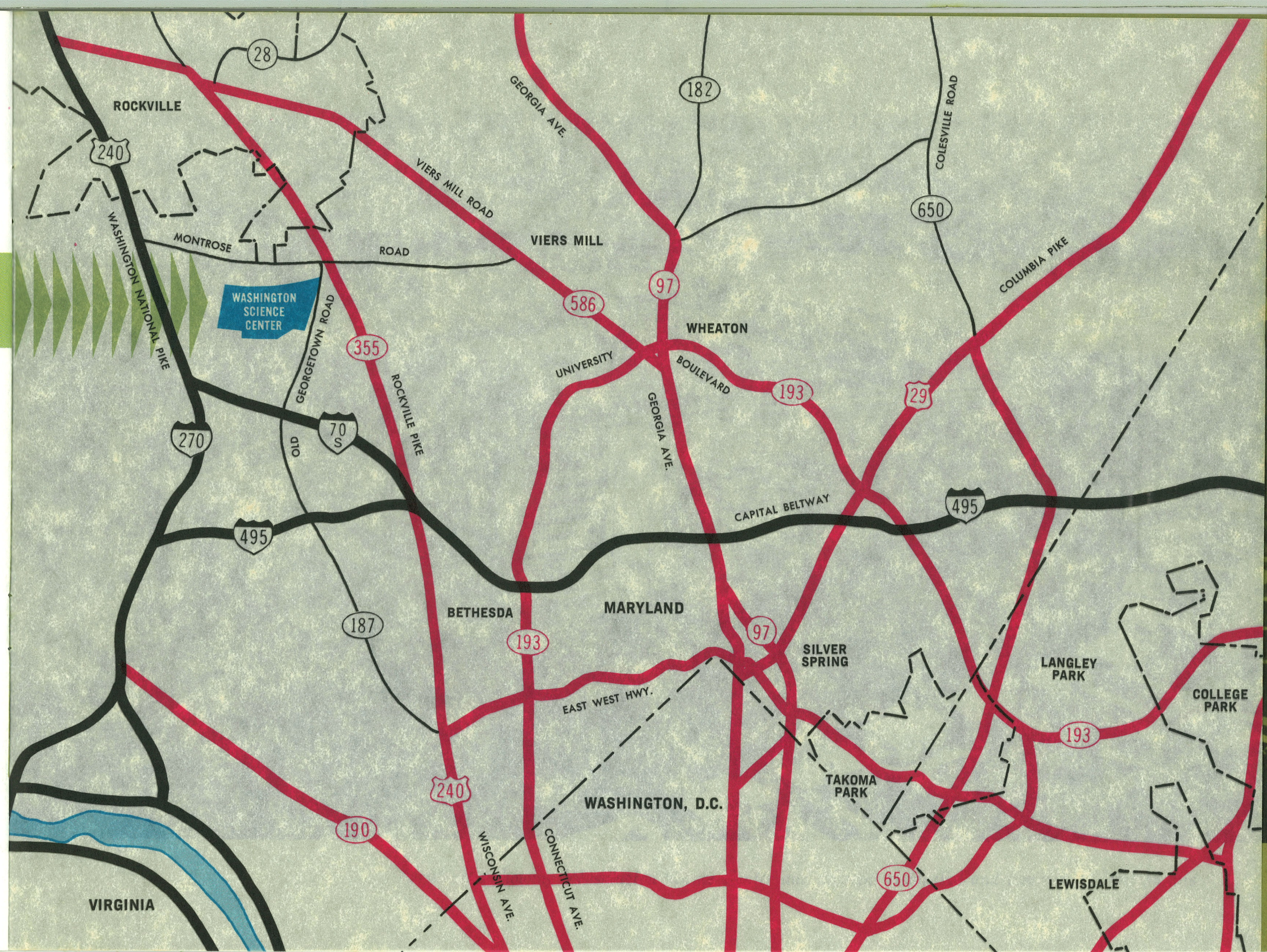
Colleges and universities offering graduate study and engaging in research adds to the economic and development function of industry located in Suburban Maryland.

POPULATION

The Washington, D.C., and Baltimore, Maryland, area comprise the 6th largest metropolitan area in the United States with the 1960 population figure of almost four million people.

The extensive highway and road facilities brings the nation's and the world's market within easy reach of the SCIENCE CENTER. In addition to the major airports of Dulles, National and Andrews, the center is approximately 12 minutes from the Montgomery County Air Park. Within the Capital Beltway — a high-speed super highway completely circling Washington, D.C. — are the cities of the Middle-Atlantic and North Eastern area.

As well as attractive housing developments are available in the immediate area. The center boasts one of the highest incomes per capita in the nation and will satisfy the demand for income housing.



Weaver Bros., Inc.

REALTORS • MORTGAGE BANKERS
Washington Building • DI 7-8300
WASHINGTON, D.C. 20005

